

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

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ALLISON LENDING LLC,

Plaintiff,

7:24-cv-07956-PMH

-against-

CROTON DEVELOPMENT LLC,

VASEL BALBONA,

Defendant(s).

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**ATTORNEY DECLARATION IN FURTHER SUPPORT OF ORDER TO SHOW
CAUSE FOR A DEFAULT JUDGMENT OF FORECLOSURE AND SALE**

I, ALAN H. WEINREB, declare as follows:

1. I am a partner of Margolin, Weinreb & Nierer, LLP, attorneys for the Plaintiff Allison Lending LLC (“Plaintiff”), and I am fully familiar with all the pleadings and proceedings heretofore had herein.
2. I submit this declaration in further support of Plaintiff’s Order to Show Cause for Default Judgment of Foreclosure and Sale.
3. Annexed hereto as Exhibit “A” is a true and correct copy of a public inmate record from the Westchester County Jail Inmate Search showing that Defendant Vasel Balbona was booked on January 16, 2025, and remains in custody as of the date of this filing.
4. Annexed hereto as Exhibit “B” is a true and correct copy of the public NYS Department of Corrections and Community Supervision (DOCCS) inmate lookup result reflecting that Balbona was released from state custody on November 2, 2023.
5. These records are submitted to rebut the assertion in Defendant’s opposition that he was hospitalized or otherwise unavailable to be personally served on December 17, 2024.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: Syosset, New York
May 16, 2025

MARGOLIN, WEINREB &
NIERER, LLP

By: /s/ Alan H. Weinreb
Alan H. Weinreb, Esq.
Attorneys for Plaintiff
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Syosset, NY 11791
(516) 945-6055
alan@nyfclaw.com

Exhibit “A”

JID #:190473

NAME (Last Name, First Name)

BALBONA, VASEL

BIRTH DATE

01/01/1963

ALIAS

BOOKING #

[2025000129](#)

**CUSTODY
STATUS**

ACTIVE-IN

**BOOKING
DATE**

01/16/2025

**NEXT
COURT
DATE**

06/12/2025

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For additional information, contact the Westchester County Department of Correction at (914) 231-1000.

System response times may vary depending on network traffic.

Exhibit “B”

Department of Corrections and Community Supervision

Find an offender → Incarcerated Lookup

Incarcerated Lookup

[Start a New Search](#)

[< Back to Search Results](#)

BALBONA, VASEL

DIN: 23R0335

Race/Ethnicity:	Date of Birth:	(age):
WHITE	01/01/1963	62 years old
Custody Status:	RELEASED	
Housing / Releasing Facility:	COLLINS	
County of Commitment:	WESTCHESTER	
Date Received (original):	02/09/2023	
Date Received (current):	02/09/2023	
Admission Type:		
Latest Release Date / Type (Released Only):	11/02/23 PAROLE DIV OF PAROLE	

Crimes of Conviction: If all crime fields below contain data, there may be additional crimes not shown here. The crimes shown here are those with the longest sentences as of 05/16/2025)

Crime	Class
AGG DWI:2 PRIOR CONV-10 YRS	D

Sentence Terms and Release Dates

Under certain circumstances, an incarcerated may be released prior to serving their minimum term and before the earliest release date shown for the individual. As of 05/16/2025

Aggregate Minimum Sentence	2 Years, 0 Months, 0 Days
Aggregate Maximum Sentence	6 Years, 0 Months, 0 Days
Earliest Release Date	
Earliest Release Type	
Parole Interview Date	01/2024
Parole Interview Type	APPROVED OPEN DATE/6 MO AFT INIT APPEAR

Parole Eligibility Date	11/04/2023
Conditional Release Date	11/04/2025
Maximum Expiration Date	08/04/2026
Maximum Expiration Date for Parole Supervision	
Post Release Supervision Maximum Expiration Date	
Parole Board Discharge Date	

Information [Data Definitions](#) are provided for most of the elements listed above.

Department of Corrections and Community Supervision

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